

157 Gloucester Avenue, London NW1 8LA
DESIGN AND ACCESS STATEMENT
MAY 2015

The Property

The house is part of one of the 19th century Grand Terraces situated in the Central area of the Primrose Hill Conservation area. The property was divided into 3 self-contained flats: basement, ground floor and top floor flat.

The property has a front garden area with low brick walls and first floor balconies accessed by full height sash windows.

The rear of the property has 2 roof terraces.



Front Façade



Rear Façade

Planning History:

In 1984, the house was converted into 3 self-contained flats (Ref 8400795)

In 1997, permission was granted for a mansard roof extension and a patio at the rear. (Ref PE 9700041)

In 2001, permission was granted for railing associated with the above planning permission.

In 2006, permission to install window to rear elevation ground floor flat.

Proposed Changes

To change the first floor sash window in the rear elevation for a full height double glazed sash window with a Juliet balcony railing. The new window will match the ones in the front elevation.

The Juliet balcony railing will match the existing curved railing in the adjacent roof terrace.

The window materials and details will match the existing windows as closely as possible.

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Existing roof terrace railing



Front sash window and balcony

Access

The existing access to the first floor flat will remain unaltered by the proposed works.

Sustainability

The new double glazed window will comply with current regulations therefore will be an improvement on the existing conditions

Trees

No trees will be affected by the proposed works.